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METROPOLITAN VANCOUVER

CONDOMINIUM RENTAL STUDY

Metropolitan Vancouver Condominium Rental Study

A Study Prepared for Canada Mortgage & Housing Corporation

By

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March, 1991

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Canada Mortgage and Housing Corporation, the Federal Government's housing agency, is responsible for administering the National Housing Act.

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This publication is one of the many items of information published by CMHC with the assistance of federal funds.

92-04673/

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1. INTRODUCTION

The overall objectives of this study are to develop a process to determine the number of rental condominium units in the Census Metropolitan Vancouver Area and their relative importance in the overall rental stock. A survey of potentially rented condominium units is undertaken in order to estimate the vacancy and rental rates for these condominium units. These estimates are then compared with the vacancy and rental rates for the traditional rental units. Additionally an assessment is made to determine whether these rented condominium units should be included in the semi-annual vacancy conducted by Canada Mortgage & Housing Corporation. Finally the study explores means of efficiently updating the information for rented condominium units.

Information concerning the number, type and location of rented condominium units is important for several reasons. Their omission from the semi-annual vacancy survey may result in a biased estimate of both vacancy rates and rental rates (unless both the vacancy and rental rates for condominium units are similar to those of the traditional rental units). Moreover their omission results in an under-estimation of the stock of rental units. The same can be said for the omission of single detached and duplex units (in fact all structures of less than 6 units). However the omission of condominium units is potentially more serious since condominium development accounts for approximately one-third of all housing starts in the metropolitan Vancouver area, the majority of these units are in structures of more than six units and our understanding of their importance to the rental market is weak. In contrast the role of single detached dwelling units in the rental market is better understood and the number of units in other structures with less than six units is much smaller.

Sections 2 and 3 of this report analyzing the number of condominium units developed in British Columbia and within metropolitan Vancouver. This stock is analyzed by structure type, size of project and location[1]. Section 4 discusses the sampling process used for the semi-annual vacancy survey conducted by Canada Mortgage & Housing Corporation and the sampling approach used to identify potential rented condominium units. Section 5 presents the results of the survey of potential rented condominium

1. These data are taken from an unpublished draft of a monograph entitled *Condominiums in British Columbia: 25 Years of Experience* , by S. W. Hamilton

units, comparing the rents with those from the semi-annual vacancy survey. Section 6 summarizes the report.

2. The Role of Condominiums In British Columbia

Condominium development began in British Columbia in 1968 when seven projects containing 312 units were built. Since 1968 condominium development has continued a steady growth pattern (see Table 1). Over the period 1968-1989, a total of 150,574 condominium units have been developed in 9,007 projects[2]. Of these totals, 88.0% of the projects and 87.3% of the units have been residential, the remainder includes warehouse, recreational, commercial and bare land condominium (or strata) units. These residential condominium units represent 19.24% of all residential starts in the province over this period. However as is evident from Table 1, condominiums are presently a much higher proportion of all dwelling starts. The average number of units in the residential condominium projects is 16.59 and, except for the very early years, this has remained rather stable. This average is somewhat misleading since the total number of projects includes a significant number of duplex projects (38.6% of the total) which account for a small percent of all units (4.7%), hence their inclusion reduces this average units per project.

As noted in Table 2, condominium development is disproportionately represented in the metropolitan areas of the province. 57.0% of all projects and 63.5% of all units are located in metropolitan Vancouver and 14.7% of projects and 10.0% of all units are in metropolitan Victoria, for a combined metropolitan B.C. total of 71.7% of all projects and 73.5% of all units. The percentages of the residential totals are even more disproportionate: metropolitan Vancouver acccounts fro 65.1% of all units while metropolitan Victoria accounts for 10.2%, for a combined metropolitan B.C. total of 75.3% of all residential units. However these two metropolitan areas represent only 56.75 % of the provincial population (8.86% in Victoria and 47.89% in Vancouver) and 58.66% of all dwelling units (9.7% in metropolitan Victoria and 48.96% in metropolitan Vancouver).

2. A "project" refers to either a phase in a multi-phase (or stage) development or to the entire development if it is a single phase development.

The type of structure or land use for the provincial condominium projects is summarized in Table 3. The largest percentage of projects are duplex developments (38.6% of all projects), but these account for only 4.7% of all units. Townhouse (27.8%), low-rise[3] (32.3%), and high-rise (20.4%) are the primary residential developments, in terms of units. The "other" category includes projects of triplex structures, single detached condominium developments, and mixed structure type, but residential, projects. Bareland condominium projects account for 6.5% of all units and these are mainly recreational developments. Non- residential projects account for 3.2% of all units and include warehouse, office, industrial and mixed non-residential projects. The final category, "residential & commercial", includes projects with a mixture of residential and any other use (generally office or retail).

The project size for differing structure types is summarized in Table 4. For all condominium types, the average size, expressed in number of units per project, is 17 units. The average size for townhouse projects is 20, for low-rise is 29 and for high-rise is 53 units. The low overall average reflects thew high number of duplex projects. It should be noted that very few projects of any structure type are "large" (over 60 units) projects. This is in contrast to the Toronto market where extremely large condominium projects are more common.

3. Condominiums in Metropolitan Vancouver

The growth of condominiums and their relative importance in metropolitan Vancouver is summarized in Tables 5 - 9. The growth in condominium registrations since 1968 is shown in Table 5 and this growth parallels that of the province. Following a slow start in the late 1960's, condominiums increased at a steady rate, both in absolute numbers and as a percent of dwelling starts. Residential condominiums represent 89.76% of all projects and 89.52% of all units developed since 1968, approximately the same as the provincial totals. Over the period 1968-1989 residential condominium units accounted for 25% of all dwelling starts, but this overall average masks the fact that residential condominiums represents closer to 30% of all dwelling starts over the past six years and represents a much higher proportion of all non-single detached

3. Low-rise represents structures of four or fewer stories. Townhouse includes all ground oriented structures except duplex and single unit condominium structures.

dwelling starts. The very significant bubble of residential condominium registrations in 1981-82 reflect the end of the MURB program[4].

Table 6 provides a summary of all condominium registrations by structure type. These distributions by structure type are similar to those for the entire province, except that high-rise account for a slightly higher percent of the total. Duplex projects account for the largest category of projects but only 4.4% of all units. In terms of units, the most significant structural types are low-rise (34.9% of all units), townhouse (24.7% of all units), and high-rise (23.5% of all units). The non-residential units and projects are evenly divided amongst the three broad classes.

Table 7 provides a summary of condominium units by size of project. Overall the projects in metropolitan Vancouver are slightly larger than for the province as a whole, but the differences are minor.

Table 8 provides the distribution of residential condominiums across municipalities in the metropolitan Vancouver area. The largest concentration of residential condominium units is in Vancouver City (28.3% of all units), Richmond (15.07%), Burnaby (13.86%) and Surrey (11.14%). The distribution amongst the remaining municipalities is rather even.

Table 9 provides the distribution of condominiums by municipality and by structure type. The only point to note is the concentration of high-rise projects in the central core municipalities, otherwise there are no apparent unusual distribution.

4. Sampling Process For Rental Units and For Condominium units

The present CMHC Vacancy Survey universe for metropolitan Vancouver covers generally all rental units in structures of 6 or more units[5]. This universe includes 110,971 units in apartment structures plus 5,153 units in row structures, for a total of

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4. The MURB, or "multi-unit residential building" program involved an income tax provision whereby capital cost allowance on MURB's could be used to generate a taxable loss which could then be written off against other taxable income. While this program ended in 1981, the delayed registration of many MURB condominium units appears in 1982.

5. See pages 9-10 of *Vancouver CMA: Rental Market Report*, Canada Mortgage & Housing Corporation, October, 1990.

115,931 dwelling units. Any structure less than three months old is excluded. Apartment hotels and condominium structures are included if they are primarily rental residential (if more than one-half the units are continuously rented). The survey is conducted each April and October.

Condominium projects with 6 or more units are brought into the CMHC vacancy survey universe three months after they are "completed" and the CMHC staff determine the "intended" market. Hence all newly completed condominium structures with 6 or more units and where more than one-half the units are intended for rental come into the vacancy survey universe three months after completion. However projects which are intended for ownership, but which fail to sell, may become rental units at a later time. These are potentially omitted from the CMHC survey universe. Additionally condominium units in structures with less than 6 units or where less than one-half the units are intended for tenant-occupation are excluded from the universe. Also missing from the vacancy survey universe are individually owned condominium units which may be in the rental market for short or long periods of time.

Given that there are approximately 86,000 residential condominium units in metropolitan Vancouver, it is essential that some efficient means be found to identified those structures with 6 or more units and where units are tenant-occupied. Identifying structures which are residential and which contain 6 or more units is not a problem: these data are maintained in an inventory by the author[6] and they may be derived from the biannual Assessment Roll from the provincial Assessment Authority. Moreover structures which are newly completed, have 6 or more units and where one-half or more are occupied by tenants are no problem since CMHC would generally survey these as part of their semi-annual Vacancy Survey. These are identified early and included in the vacancy survey universe until such time as the units shift to the owner-occupied sector. The problem is to identify those units which were not originally identified as rental, or which were once rental but later shifted to the owner-occupied sector and have now shifted back to rental. These condominium units may not be in the CMHC vacancy survey universe.

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6. The author maintains these files including strata plan number, location, type of structure, number of units in each project and registration date. These data are collected annually from each Land Titles Office throughout the province.

The approach taken in this study builds upon the data base maintained by the B.C. Assessment Authority (BCAA) . In British Columbia, all properties are identified and maintained in the real property assessment files within the B.C. Assessment Authority . As part of these records, BCAA maintains the civic and legal addresses, the type of property (numerous residential and non-residential classes), and the "actual" land uses. Moreover BCAA maintains the mailing address requested by the property owner for mailing the tax assessment notices. It is expected that in most cases where the property owner is in occupation of the premises, the owner would request that the tax assessment notice be mailed to the property address. In contrast, it is expected that absentee owners will have the tax assessment notice mailed to an alternative address, either a business address or alternative residence. These assumptions form the basis of the approach used to identify potentially tenant-occupied condominium units.

As a first step, all condominium units in the BCAA assessment roll were identified and both the property civic address and the mailing address for the tax assessment notice were obtained. Where the civic address of the condominium unit differed from the specified mailing address for the tax assessment notice[7] the condominium unit was labelled as "potentially tenant-occupied". Several screenings of the data were introduced at this stage. First, only residential condominium units were included, and for only the metropolitan Vancouver area. Second, condominium projects which were not entirely residential were excluded. Finally only condominium projects registered as of December 31,1989 were included in the sample. It is assumed that there would be a lag between the date a condominium is registered (completed to the point a survey can identify the individual units) and the date CMHC considers the project to be completed. Hence this lag must be added to the three month lag CMHC applies to all newly completed structures before they enter the rental sample. Therefore by limiting the sample to the stock of condominiums registered at end of 1989, it was assumed the stock of residential condominiums would be roughly comparable with the stock identified by CMHC.. There is the additional problem of the recording lag for the BCAA assessment roll tapes. The current assessment roll is for 1991 and includes condominiums registered as of July 1, 1990. Given the lag between registration and recording of data within BCAA, a 1989 year end cut off seemed

7. Either the B.C. Assessment Authority could be requested to undertake such computer searches, for their normal fees, or the "assessment roll computer tapes" could be purchased. The benefits of each method are discussed in the last section of this report.

appropriate. The omission of all 1990 condominiums also avoids the suspected high rental of condominiums occasioned by the soft condominium sales market.

After the application of the various screening processes, a total stock of 91,134 condominium units were identified on the assessment roll tapes (see Table 10). This included 3,636 projects. This represents 78.4% of all residential condominium projects in metropolitan Vancouver. It also represents 106.4% of the stock of residential condominium units recorded in the author's files. This inconsistency reflects two facts: the BCAA Assessment Roll includes all condominium units registered as of June 30,1990, including partially completed structures, whereas the data in Tables 1-9 include only condominiums registered as of December 31,1989. In addition, BCAA characterizes some mixed residential condominium projects somewhat differently than the population data maintained by the author. Unfortunately there is no simple way to eliminate the 1990 registrations from the BCAA Roll data however these differences are not considered significant since the 1990 condominiums can be excluded in the field survey.

The second step in the analysis is to take the BCAA list of condominiums and identify tenant-occupied condominium units in structures of 6 or more units. Condominium units were first designated as "potentially tenant-occupied" or "potentially owner-occupied". A condominium unit was considered "potentially tenant-occupied" if the civic address of the property differed from the mailing address for the tax assessment notice[8], otherwise it was labelled "potentially owner-occupied". As shown in Table 10, approximately 40.6% of all residential condominium units, independent of project size, are identified as being "potentially tenant-occupied". This share varies from a low of 20.75% in White Rock to a high of 48.7% in New Westminster. While these percentages may seem high, it should be noted that these data include condominium projects which are entirely tenant-occupied (and are likely already in the CMHC Vacancy Survey). A small percent of the sample is labelled as "uncertain" as to whether the civic address of the property is the same as the mailing address. This occurs because the two addresses are similar but not identical and the computer

8. Some difficulty arises in reading and comparing the two addresses. While the BCAA files are extremely accurate, subtile differences in recording the civic addresses makes it often difficult to get exact matches. For example different spelling of "street" and "st." in a free format address filed makes it difficult to compare. Therefore some loss is expected because of minor differences in spelling, use of small and capital characters and spacing within the free format address field.

program cannot make the judgement. Given the percent in this category are so small, they are not though to present any problems.

The next step in the analysis was to split this file into those condominium structures which **should be** included in the present CMHC Vacancy Survey universe, given the sampling standards currently used (units in structures containing 6 or more units which have been completed for three or more months and where the majority of the units are intended to be tenant-occupied). A total of 1,461 of the 3,636 condominium projects (accounting for 3,233 units of the 91,134 units) were eliminated from consideration since they were projects with less than 6 units. Such projects are normally excluded from the CMHC Vacancy Survey universe[9]. This left a remaining 2,175 projects (accounting for 87,901 units) with 6 or more condominium units in each project[10]. These remaining condominiums were then split between those condominium projects where more than one-half the units were potentially tenant-occupied (and hence should be in the CMHC Vacancy Survey) and those projects which had less than one-half the units shown as potentially tenant-occupied (hence not likely in the CMHC Vacancy Survey universe). The population of condominium units which are in structures considered to be more than one-half tenant-occupied (hence should already be in the CMHC Vacancy Survey universe) are summarized in Table 11 and those projects which are considered to be less than one-half tenant-occupied (and not likely in the CMHC Vacancy Survey universe) are summarized in Table 12.

Of the total of 2,175 projects (87,901 condominium units) which otherwise meet the CMHC criteria (over three months since "completion" and 6 or more residential units in the structure), 601 projects are identified as having more than 50% of their units as "potentially tenant-occupied" (Table 11). These 601 projects included 31,083 units and 86.9% of these units (27,010 units) are labelled as "potentially tenant-occupied". These projects should presently be in the CMHC Vacancy Survey universe as they meet all criteria. These tend to be the larger projects (the average number of units per project is 38.6). An analysis was undertaken, using the present CMHC sample, to

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9. The majority of these projects were duplex projects registered as condominiums.

10. There is potentially a minor difference between the sample CMHC would normally identify and the sample identified in this report. CMHC samples from "structures" with 6 or more units but this report identifies "projects" with 6 or more units. In the vast majority of cases a project involves only one structure but in a relatively few cases a project may include two or more structures. This is not likely to be a major issue.

determine if these condominium projects are, in fact, included in the present CMHC universe used for the Vacancy Survey[11].

The second component of the condominium sample involves those projects which contain 6 or more units, but where less than one-half of the units in each project are potentially tenant-occupied. These projects are likely excluded from the current CMHC Vacancy Survey universe. Table 12 summarizes these projects. A total of 1,574 projects (involving 56,818 condominium units) have 6 or more units, some number of potentially tenant-occupied units, but where less than one-half of the units in any particular project are potentially tenant-occupied. The results indicate that only 15.95% of the units in these projects are potentially tenant-occupied (9,064 units), the remaining 80% are likely owner-occupied. The remaining 4.8% are labelled as "uncertain".

If CMHC has properly characterized all residential condominium projects and units, their present vacancy survey universe should include 27,010 of the total 37,040 potentially tenant-occupied units (73% of potential tenant-occupied units). Of the remaining units, 966 are in structures (projects) with less than 6 units per project and 9,064 units are in projects with 6 or more units, but where less than one-half the units in each project are likely rented. These projects are presently omitted from the CMHC Vacancy Survey universe. The important question then becomes whether the exclusion of these 1,574 larger (6 or more units) projects with 9,064 likely tenant-occupied units will bias the CMHC Vacancy Survey results.

The final step in the analysis was to take a sample of the excluded condominium structures and do a survey to verify if the units identified as potentially tenant-occupied were, in fact, tenant-occupied (does the identification process using the BCAA Assessment Roll tapes work?). The sample used for the field survey was a stratified (by townhouse and apartment structure and location) sample selected from those potentially tenant-occupied units in structure where less than one-half of the units were identified as potentially tenant-occupied (those projects summarized in Table 12). As part of this survey, when a tenant-occupied unit was identified, the tenant was asked to complete a questionnaire providing data similar to that collected

11. This involves a comparison of civic addresses for the projects since the CMHC sample files do not include the strata plan numbers.

in the CMHC Vacancy Survey (see Appendix 1 for the survey questionnaire used). For budgetary reasons only projects which had 5 or more potentially tenant-occupied units were considered for the survey. Therefore smaller structures of 6 or more units, but which indicated fewer than 5 tenant-occupied units, were excluded from consideration.

5. Survey of Rented Condominium Units

A sample of 68 condominium projects , all selected from the list of projects which had more than five potential tenant-occupied units, 6 or more units in total and where tenant-occupied units accounted for less than one-half of all units[12]. The questionnaire was then hand delivered to a minimum of five potentially tenant-occupied units in each of the 68 projects. This portion of the study is handled somewhat differently than the regular CMHC Vacancy Survey. In the regular survey, the manager or owner of the rented structure is contacted and this contact person provides information for all units in entire the structure. This is not possible for most condominium projects since no one person has all of the necessary information. Therefore individual unit occupants had top be sampled (a much more costly sampling process). In some projects the survey team was not able to contact a minimum of five potential tenants and fewer than five responses were obtained for a project. A total of 408 individual response were obtained.

A summary of the information collected in the survey is presented in Table 13. Of major importance is the fact that 85% of the units surveyed were, in fact, tenant-occupied. Given that the computer assisted identification of potentially tenant-occupied units was based on the state of the world as of June 30,1990 while the field survey was done in December and January, the approach adopted appears to be an accurate and efficient means of identifying rented condominium units: 85% of the units were correctly identified. This accuracy could likely be improved by undertaking the field survey at a time closer to that implicit in the data from the Assessment Roll.

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12. The sample size was constrained by the budget and the survey results should be considered accordingly. However since the primary purpose of the analysis is to produce a means of identifying rented condominium units for possible inclusion in future CMHC Vacancy Surveys, the details of the field survey are secondary. The sample is sufficiently large (and it is random) to permit some conclusions for the overall market.

The sample included condominiums from Vancouver, North Vancouver (District and City), West Vancouver, Richmond, Surrey, Delta, Burnaby and New Westminster. To the extent possible, both apartment and row condominium units were sampled, however in some cases the survey team was denied access to the individual units. This was particularly true for the exclusive (and expensive) projects in West Vancouver and Vancouver.

The survey sample included 267 apartment condominium units and 141 units in row structures. Relative to the entire stock, this sample slightly over represents the row condominium units. The distribution of monthly rents by structure type and by the number of bedrooms is shown in Table 13. These rents can be compared with the aggregate rents contained in the latest vacancy survey report for Metropolitan Vancouver.

The first point to note from Table 13 is that the rents all fall within reasonable limits of the rents presently estimated in the CMHC Vacancy Survey. The average monthly rents for row units with 2 or 3 bedrooms ($835 and $909) is extremely close to these from the CMHC Survey ($798 and $896). The CMHC averages fall within one standard deviation of the rents in the condominium survey. While the condominium survey did not include any row units for the City of Vancouver, such units form as small portion of the CMHC sample. The average rents for apartment style condominium units also appears similar to the rents from the CMHC Survey. Average rents for bachelor units in apartment style condominiums was $507 (vs. $472 from the CMHC Survey), for one bedroom units it was $634 (vs. $566), for two bedroom units it was $748 (vs. $751), and for three bedroom units it was $886 (vs. $876). In all cases except the one bedroom units the CMHC rents are well within one standard deviation of the mean for condominium rents.

In terms of the rent distribution by municipalities, the rents for row condominium units outside of the City of Vancouver ($835 for two bedroom and $909 for three bedroom) fall within the published range of rents in Table 11 of the October, 1990 CMHC Vacancy Survey Report (a low of $695 to a high of $1,149). The apartment condominium rents for the City of Vancouver ($733 for one bedroom, $804 for two bedroom and $843 for three bedroom) are similar to those rents contained in Table 7 of the October, 1990 CMHC Vacancy Survey Report . The range of rents in the October, 1990 CMHC Survey for one bedroom units in the City of Vancouver is $485 to $701;

for two bedroom units is $625 to $1,004; and for three bedroom units is $719 to $1,481. In the case the condominium rents for two and three bedroom units, they fall within the range for the current CMHC Survey.

The condominium rents for apartment style units outside the City of Vancouver all fall within the range of rents in the CMHC Survey. Based on this evidence one must conclude that the rents for the excluded condominium units is similar to the rents presently reported in the CMHC Vacancy Survey. Hence their omission from the CMHC universe of rented units does not appear to bias the CMHC rent estimates.

Table 14 summarizes the remaining questions asked of the tenants. The results provide no surprises. Parking is generally provided (92.5%) at no extra cost and common area fees are included in the rents for the majority (97.1%) of tenants. Since the majority of the tenants paid the common area fees as part of the rents, they were not aware of the amount of the common area fees. Consequently only a few observations were obtained. Heat is included for approximately 40% of the tenants (mainly in apartment oriented units) while light (power) and cable are generally extra.

One of the problems encountered in the condominium survey was collecting vacancy data. Since the occupant was interviewed, they generally had no information as to the historic vacancy levels. Moreover if the unit was not occupied (or no one was home at the time of the attempted interview or follow-up call), it was impossible to determine if the unit was vacant or simply no one home at the time[13]. In most cases the on-site care-taker was unable (or unwilling) to confirm if the unit was vacant or occupied. Generally there was no single contact who could provide the vacancy data. As a consequence no vacancy data are included in this Report. In the future if vacancy data are required, a preferred method would be to write the registered owner directly.

6. Summary

The primary purpose of this research was to develop a method of determining how many condominium units are tenant-occupied, but not presently included in the CMHC

13. Many condominium projects prohibit placing for sell or vacancy signs outside the building, hence even this information is not so readily available.

Vacancy Survey. The approach developed utilizes the data from the BCAA Assessment Roll, comparing the civic address of the property to the mailing address for the tax assessment notice. This process appears to provide very accurate estimates of the number of tenant-occupied condominium units. It is then possible to survey these units to estimate rents. To this extent these condominium units could be added to the present CMHC universe of rental units. However it is unlikely that their inclusion will affect the estimated rents since the presently excluded units appear to have rents similar to those included units. Moreover because the presently excluded units are in projects with less than one-half the units rented, and where the resident care-taker has limited information as to the rental levels, the cost of collecting this additional data will be higher than the cost per unit for the present universe.

If the vacancy data is also required for the excluded condominium units, then a different approach will be required. Generally the resident care-taker cannot (or will not) provide this information and direct contact with the owner (by mail) seems to be a preferred alternative (but one where the response rate may be expected to be low). Given that an estimated 9,000 rented condominium units are presently excluded from the CMHC Vacancy Survey, that the geographic distribution of these units is similar to that of the units presently included in the CMHC Survey, and given the fact the rents for the excluded units appears similar to those of the included units, the need to extent the CMHC universe is not compelling.

Table 1
Condominium Projects and Units
British Columbia by Year

	All condominiums			Residential only				B.C. Condominiums
			Average			Average	Housing	as percent of
Year	Projects	Units	Size	Projects	Units	Size	starts	all starts
1967	0	0	0	0	0	0	24,100	0.0%
1968	7	312	45	7	312	44.57	26,195	1.2%
1969	17	708	42	17	708	41.65	31,820	2.2%
1970	45	1,242	28	44	1,220	27.73	27,316	4.5%
1971	88	2,935	33	86	2,928	34.05	34,765	8.4%
1972	118	3,419	29	117	3,418	29.21	35,317	9.7%
1973	178	4,628	26	174	4,606	26.47	37,627	12.2%
1974	234	6,016	26	230	5,992	26.05	31,420	19.1%
1975	388	7,599	20	380	7,519	19.79	34,152	22.0%
1976	670	10,611	16	632	9,834	15.56	37,727	26.1%
1977	639	9,164	14	574	7,973	13.89	32,358	24.6%
1978	523	6,129	12	455	4,580	10.07	28,618	16.0%
1979	377	5,021	13	302	3,854	12.76	27,345	14.1%
1980	458	7,041	15	365	4,929	13.50	37,546	13.1%
1981	827	14,153	17	709	11,970	16.88	41,585	28.8%
1982	781	15,814	20	695	14,303	20.58	19,807	72.2%
1983	407	7,371	18	329	5,600	17.02	22,607	24.8%
1984	364	6,522	18	302	5,382	17.82	16,169	33.3%
1985	403	5,891	15	355	5,159	14.53	17,969	28.7%
1986	495	7,449	15	437	6,639	15.19	20,687	32.1%
1987	648	8,796	14	568	7,907	13.92	28,944	27.3%
1988	676	9,126	14	582	7,753	13.32	30,487	25.4%
1989	664	10,627	16	567	8,909	15.71	38,894	22.9%
Total	9,007	150,574	17	7,927	131,495	16.59	683,455	19.2%

Source: S.W. Hamilton, data files collected by the author from Land Titles Offices.

Table 2
Distribution of Condominiums
Projects and Units in British Columbia
(As Of December 31, 1989)

Area	Number of Projects	Number of Units	% of Projects	% of Units
CMA Vancouver	5,136	95,674	57.0%	63.5%
Balance of Lower Mainland	811	13,651	9.0%	9.1%
CMA Victoria	1,322	15,041	14.7%	10.0%
Balance of Vancouver Island	562	7,468	6.2%	5.0%
Kamloops LTO	871	13,397	9.7%	8.9%
Nelson LTO	100	2,471	1.1%	1.6%
Prince George LTO	154	1,864	1.7%	1.2%
Prince Rupert LTO	51	1,008	0.6%	0.7%
Total	9,007	150,574	100 %	100.0%

Residential Only

Area	Number of Projects	Number of Units	% of Projects	% of Units
CMA Vancouver	4,610	85,644	58.2%	65.1%
Balance of Lower Mainland	667	11,332	8.4%	8.6%
CMA Victoria	1,177	13,376	14.8%	10.2%
Balance of Vancouver Island	454	5,925	5.7%	4.5%
Kamloops LTO	763	11,166	9.6%	8.5%
Nelson LTO	79	1,772	1.0%	1.3%
Prince George LTO	131	1,388	1.7%	1.1%
Prince Rupert LTO	46	892	0.6%	0.7%
Total	7,927	131,495	100.0%	100.0%

Table 3
Condominiums by Structure Type:1967 - 1989
British Columbia

Structure Type	% of Projects	% of Units	Number of Projects	Number of Units
Duplex(es)	38.6%	4.7%	3,481	7,135
Townhouse/Row	22.8%	27.8%	2,056	41,874
Low-Rise	18.6%	32.3%	1,676	48,574
High-Rise	6.4%	20.4%	575	30,720
Other	1.5%	2.1%	139	3,192
Total Residential	88.0%	87.3%	7,927	131,495
Bareland	5.6%	6.5%	504	9,832
Residential & Commercial	1.8%	2.9%	164	4,381
Non-Residential	4.6%	3.2%	412	4,866
Total	100.0%	100.0%	9,007	150,574

Table 4
Condominium Units in B.C.
Distribution by Project Size and Structure Type

All Structure Types	Size (units)	Projects	Units	Percent of projects	Percent of units
	less than 10	5,326	14,719	59.13%	9.78%
	10 - 20	1,410	20,571	15.65%	13.66%
	21 -40	1,237	36,234	13.73%	24.06%
	41 - 60	537	26,646	5.96%	17.70%
	60 plus	497	52,404	5.52%	34.80%
	All sizes	9,007	150,574	100.00%	100.00%
	Average		17		
Townhouse	less than 10	843	4,448	41.00%	10.62%
	10 - 20	585	8,418	28.45%	20.10%
	21 -40	383	11,048	18.63%	26.38%
	41 - 60	124	6,227	6.03%	14.87%
	60 plus	121	11,733	5.89%	28.02%
	All sizes	2,056	41,874	100.00%	100.00%
	Average		20		
Low-rise	less than 10	354	1,787	21.12%	3.68%
	10 - 20	438	6,476	26.13%	13.33%
	21 -40	502	14,897	29.95%	30.67%
	41 - 60	242	11,874	14.44%	24.45%
	60 plus	140	13,540	8.35%	27.87%
	All sizes	1,676	48,574	100.00%	100.00%
	Average		29		
High-rise	less than 10	28	134	4.87%	0.44%
	10 - 20	112	1,748	19.48%	5.69%
	21 -40	168	5,053	29.22%	16.45%
	41 - 60	113	5,612	19.65%	18.27%
	60 plus	154	18,173	26.78%	59.16%
	All sizes	575	30,720	100.00%	100.00%
	Average		53		

Source: Data files

Table 5
Condominium Projects and Units: Metropolitan Vancouver

	All Condominiums			Residential Condominiums			All	Condominiums
			Average			Average	Housing	as percent
Year	Projects	Units	Size	Projects	Units	Size	Starts	all starts
1967	0	0	0	0	0	0	13,896	0.0%
1968	3	102	34	3	102	34	15,690	0.7%
1969	13	632	49	13	632	49	17,690	3.6%
1970	24	954	40	23	932	41	13,437	6.9%
1971	51	1,984	39	51	1,984	39	16,153	12.3%
1972	71	2,297	32	71	2,297	32	16,110	14.3%
1973	130	3,693	28	128	3,682	29	17,334	21.2%
1974	154	4,444	29	150	4,420	29	14,452	30.6%
1975	233	4,953	21	228	4,904	22	13,315	36.8%
1976	317	6,501	21	297	6,369	21	16,702	38.1%
1977	309	5,357	17	282	5,005	18	15,257	32.8%
1978	319	4,502	14	271	3,201	12	12,183	26.3%
1979	237	3,129	13	193	2,467	13	12,827	19.2%
1980	259	3,912	15	214	2,730	13	16,780	16.3%
1981	366	7,245	20	306	6,222	20	15,227	40.9%
1982	384	8,080	21	342	7,383	22	10,116	73.0%
1983	205	5,070	25	177	4,149	23	12,273	33.8%
1984	231	4,851	21	206	4,347	21	9,683	44.9%
1985	255	4,013	16	228	3,500	15	11,315	30.9%
1986	335	5,482	16	304	4,889	16	13,578	36.0%
1987	411	5,654	14	377	5,104	14	17,860	28.6%
1988	462	6,472	14	413	5,745	14	17,901	32.1%
1989	367	6,347	17	333	5,580	17	21,834	25.6%
Total	5,136	95,674	19	4,610	85,644	19	341,613	25.1%

Source: Data files from the Land Titles Offices

Table 6
Condominiums By Structure Type:1967-1989
Metropolitan Vancouver

Structure Type	% of Projects	% of Units	Number of Projects	Number of Units
Duplex(es)	39.6%	4.4%	2,036	4,197
Townhouse/Row	19.6%	24.7%	1,008	23,597
Low-Rise	21.8%	34.9%	1,121	33,402
High-Rise	7.2%	23.5%	372	22,480
Other	1.4%	2.1%	73	1,974
Total Residential	89.8%	89.5%	4,610	85,644
Bareland	2.3%	3.5%	117	3,307
Residential & Commercial	2.4%	3.4%	124	3,216
Non-Residential	5.5%	3.7%	285	3,507
Total	100.0%	100.0%	5,136	95,674

Source: Data files from Land Registry Offices

Table 7
Condominium Units in Metropolitan Vancouver
Distribution by Project Size and Structure Type

All Structure Types	Size (units)	Projects	Units	Percent of projects	Percent of units
	less than 10	2,968	7,816	57.79%	8.17%
	10 - 20	777	11,463	15.13%	11.98%
	21 -40	686	20,164	13.36%	21.08%
	41 - 60	348	17,177	6.78%	17.95%
	60 plus	357	39,054	6.95%	40.82%
	All sizes	5,136	95,674	100.00%	100.00%
	Average		19		
Townhouse	less than 10	393	2,025	38.99%	8.58%
	10 - 20	277	4,111	27.48%	17.42%
	21 -40	186	5,383	18.45%	22.81%
	41 - 60	64	3,209	6.35%	13.60%
	60 plus	88	8,869	8.73%	37.59%
	All sizes	1,008	23,597	100.00%	100.00%
	Average		23		
Low-rise	less than 10	244	1,244	21.77%	3.72%
	10 - 20	279	4,155	24.89%	12.44%
	21 -40	322	9,561	28.72%	28.62%
	41 - 60	175	8,550	15.61%	25.60%
	60 plus	101	9,892	9.01%	29.61%
	All sizes	1,121	33,402	100.00%	100.00%
	Average		30		
High-rise	less than 10	21	141	5.65%	0.63%
	10 - 20	63	959	16.94%	4.27%
	21 -40	96	2,899	25.81%	12.90%
	41 - 60	71	3,491	19.09%	15.53%
	60 plus	121	14,990	32.53%	66.68%
	All sizes	372	22,480	100.00%	100.00%
	Average		60		

Source: Data files from Land Registry Offices

Table 8
Residential Condominium Registrations
Metropolitan Vancouver, 1968-1989

Municipality	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
Vancouver	0	0	38	202	793	829	1,567	1,361	1,532	1,051	562	714	724
North Vancouver City	0	78	160	107	246	397	658	286	360	55	138	121	280
North Vancouver Mun.	0	0	0	109	154	189	179	328	506	718	150	22	0
West Vancouver	0	0	10	136	50	228	0	268	133	133	69	120	289
Burnaby	0	0	80	504	367	355	425	1,127	1,595	911	251	413	305
New Westminster	0	0	0	0	62	174	251	481	219	173	142	51	121
Surrey	0	204	162	229	6	194	174	60	432	149	913	172	355
Coquitlam	0	0	0	44	0	64	0	139	314	281	93	67	186
Richmond	0	181	221	416	388	484	677	489	727	798	389	402	388
Delta	0	77	32	151	164	20	14	65	169	12	168	218	18
Port Coquitlam	0	0	64	0	4	195	18	65	108	29	45	20	26
Port Moddy	102	44	98	2	0	218	62	27	0	300	192	98	2
White Rock	0	0	17	0	51	260	308	118	79	125	35	18	8
Langley	0	14	0	70	12	34	87	2	118	268	54	19	26
Maple Ridge	0	34	50	14	0	41	0	88	77	2	0	12	2
Total	102	632	932	1,984	2,297	3,682	4,420	4,904	6,369	5,005	3,201	2,467	2,730

* West Vancouver includes Lion's Bay.

* Port Moody includes Pitt Meadows

Source: Data files from Land Registry ffices

Municipality	1981	1982	1983	1984	1985	1986	1987	1988	1989	Residential Totals	All Condominiums
Vancouver	1,843	2,290	1,397	1,274	1,199	1,768	1,625	1,772	1,703	24,244	27,224
North Vancouver City	323	167	55	115	162	110	255	382	164	4,619	5,384
North Vancouver Mun.	83	39	42	47	55	80	24	0	102	2,827	2,957
West Vancouver	188	82	20	37	34	67	65	92	80	2,101	2,380
Burnaby	973	655	909	537	524	914	356	365	302	11,868	12,894
New Westminster	59	243	47	125	242	445	194	398	132	3,559	3,895
Surrey	1,087	1,187	703	775	508	487	536	588	624	9,545	11,132
Coquitlam	248	502	215	232	119	149	299	498	254	3,704	4,530
Richmond	807	1,371	560	733	232	564	1,030	748	1,302	12,907	13,438
Delta	190	178	6	126	98	61	151	136	79	2,133	2,590
Port Coquitlam	19	158	21	54	28	18	96	158	191	1,317	1,634
Port Moody	4	246	10	2	2	9	12	4	25	1,459	1,508
White Rock	206	115	42	150	29	145	60	156	124	2,046	2,193
Langley	14	119	69	100	252	43	153	232	306	1,992	2,363
Maple Ridge	178	31	53	40	16	29	248	216	192	1,323	1,552
Total	6,222	7,383	4,149	4,347	3,500	4,889	5,104	5,745	5,580	85,644	95,674

* West Vancouver includ

Table 9
Structure type by municipality in Metropolitan Vancouver
1968 - 1989

	Duplexes		Townhouse		Low-rise		High-rise		Other Residential		Non-residential		All condominiums	
	Projects	Units	Projects	Units	Projects	Units	Projects	Units	Projects	Units	Projects	Units	Projects	Units
Vancouver	579	1,179	252	2,567	534	11,150	218	9,158	14	190	146	2,980	1,743	27,224
North Vancouver City	76	152	73	1,089	101	2,532	15	807	4	39	37	765	306	5,384
North Vancouver district	0	0	35	1,057	12	416	6	1,294	4	60	7	130	64	2,957
West Vancouver	68	136	24	439	17	361	35	1,165	0	0	24	279	168	2,380
Burnaby	225	450	64	3,304	53	2,139	41	5,508	6	467	26	1,026	415	12,894
New westminster	12	43	18	325	49	1,523	23	1,646	1	22	9	336	112	3,895
Surrey	355	729	124	4,702	65	3,148	10	667	2	299	84	1,587	640	11,132
Coquitlam	167	338	64	1,262	41	1,562	6	512	5	30	32	826	315	4,530
Richmond	267	534	162	4,508	98	6,293	9	1,083	16	489	43	531	595	13,438
Delta	88	227	42	985	17	786	1	72	1	63	22	457	171	2,590
Port Coquitlam	93	186	40	643	12	484	0	0	2	4	29	317	176	1,634
Port Moody	15	35	22	969	4	215	0	0	10	240	9	49	60	1,508
White Rock	22	44	12	208	77	1,591	5	203	0	0	7	147	123	2,193
Langley	54	108	45	976	22	540	2	315	7	53	39	371	169	2,363
Maple Ridge	15	30	31	563	19	662	1	50	1	18	12	229	79	1,552
Totals	2,036	4,191	1,008	23,597	1,121	33,402	372	22,480	73	1,974	526	10,030	5,136	95,674

*Lion's Bay is included with West Vancouver

Table 10
Tenant and owner occupied condominiums
All project sizes, any percent potentially rented
Metropolitan Vancouver

Municipality	Different addresses	Uncertain addresses	Same addresses	Total	Projects
Vancouver	11,873	699	13,622	26,194	1749
North Vancouver	2,316	194	4,447	6,957	195
West Vancouver	475	46	1,626	2,147	90
Burnaby	5,302	66	6,886	12,254	148
New Westminster	2,084	51	2,137	4,272	86
Surrey	4,913	391	5,164	10,468	212
Coquitlam	1,501	153	1,439	3,093	85
Richmond	5,261	870	7,291	13,422	483
Delta	527	177	1,552	2,256	145
Port Coquitlam	274	27	994	1,295	46
Port Moody	648	176	975	1,368	64
White Rock	499	34	1,872	2,405	110
Langley	833	65	1,748	2,646	139
Maple Ridge	534	82	1,310	2,357	84
Totals	37,040	3,031	51,063	91,134	3,636
Percentage	40.64%	3.33%	56.03%		
Vancouver	45.33%	2.67%	52.00%	100.00%	
North Vancouver	33.29%	2.79%	63.92%	100.00%	
West Vancouver	22.12%	2.14%	75.73%	100.00%	
Burnaby	43.27%	0.54%	56.19%	100.00%	
New Westminster	48.78%	1.19%	50.02%	100.00%	
Surrey	46.93%	3.74%	49.33%	100.00%	
Coquitlam	48.53%	4.95%	46.52%	100.00%	
Richmond	39.20%	6.48%	54.32%	100.00%	
Delta	23.36%	7.85%	68.79%	100.00%	
Port Coquitlam	21.16%	2.08%	76.76%	100.00%	
Port Moody	47.37%	12.87%	71.27%	131.51%	
White Rock	20.75%	1.41%	77.84%	100.00%	
Langley	31.48%	2.46%	66.06%	100.00%	
Maple Ridge	22.66%	3.48%	55.58%	81.71%	
Totals	40.64%	3.33%	56.03%	100.00%	

*Lion's Bay is included with West Vancouver
* North Vancouver includes both the District and City
* Pitt Meadows included in Port Moody

Table 11

Tenant and owner occupied condominiums

Rent category 1: 6 or more units in the project and more than 50% potentially rented

Metropolitan Vancouver

Municipality	Different addresses	Uncertain addresses	Same addresses	Total	Projects
Vancouver	8,324	99	1,297	9,720	275
North Vancouver	1,253	33	369	1,655	30
West Vancouver	139	1	26	166	12
Burnaby	4,077	6	441	4,524	42
New Westminster	1,638	12	142	1,792	32
Surrey	4,229	35	472	4,736	62
Coquitlam	1,262	3	40	1,305	27
Richmond	3,997	25	824	4,846	68
Delta	268	0	7	275	4
Port Coquitlam	139	1	16	156	7
Port Moody	522	0	10	532	8
White Rock	229	1	63	293	9
Langley	579	3	76	658	16
Maple Ridge	354	1	70	425	9
Totals	27,010	220	3,853	31,083	601
Percentage	86.90%	0.71%	12.40%		
Vancouver	85.64%	1.02%	13.34%	100.00%	
North Vancouver	75.71%	1.99%	22.30%	100.00%	
West Vancouver	83.73%	0.60%	15.66%	100.00%	
Burnaby	90.12%	0.13%	9.75%	100.00%	
New Westminster	91.41%	0.67%	7.92%	100.00%	
Surrey	89.29%	0.74%	9.97%	100.00%	
Coquitlam	96.70%	0.23%	3.07%	100.00%	
Richmond	82.48%	0.52%	17.00%	100.00%	
Delta	97.45%	0.00%	2.55%	100.00%	
Port Coquitlam	89.10%	0.64%	10.26%	100.00%	
Port Moody	98.12%	0.00%	1.88%	100.00%	
White Rock	78.16%	0.34%	21.50%	100.00%	
Langley	87.99%	0.46%	11.55%	100.00%	
Maple Ridge	83.29%	0.24%	16.47%	100.00%	
Totals	86.90%	0.71%	12.40%	100.00%	

*Lion's Bay is included with West Vancouver

* North Vancouver includes both the District and City

* Pitt Meadows included in Port Moody

Table 12
Tenant and owner occupied condominiums
Rent category 2: 6 or more units in project but less than one-half potentially rented
Metropolitan Vancouver

Municipality	Different addresses	Uncertain addresses	Same addresses	Total	Projects
Vancouver	2,938	555	10,844	14,337	558
North Vancouver	1,037	161	4,036	5,234	134
West Vancouver	327	44	1,570	1,941	59
Burnaby	1,225	60	6,443	7,728	104
New Westminster	446	39	1,995	2,480	54
Surrey	665	356	4,646	5,667	113
Coquitlam	235	150	1,380	1,765	46
Richmond	1,118	839	6,139	8,096	171
Delta	218	176	1,421	1,815	58
Port Coquitlam	135	26	974	1,135	38
Port Moody	116	173	937	1,226	35
White Rock	257	33	1,803	2,093	94
Langley	190	59	1,599	1,848	57
Maple Ridge	157	78	1,218	1,453	53
Totals	9,064	2,749	45,005	56,818	1,574
Percentage	15.95%	4.84%	79.21%		
Vancouver	20.49%	3.87%	75.64%	100.00%	
North Vancouver	19.81%	3.08%	77.11%	100.00%	
West Vancouver	16.85%	2.27%	80.89%	100.00%	
Burnaby	15.85%	0.78%	83.37%	100.00%	
New Westminster	17.98%	1.57%	80.44%	100.00%	
Surrey	11.73%	6.28%	81.98%	100.00%	
Coquitlam	13.31%	8.50%	78.19%	100.00%	
Richmond	13.81%	10.36%	75.83%	100.00%	
Delta	12.01%	9.70%	78.29%	100.00%	
Port Coquitlam	11.89%	2.29%	85.81%	100.00%	
Port Moody	9.46%	14.11%	76.43%	100.00%	
White Rock	12.28%	1.58%	86.14%	100.00%	
Langley	10.28%	3.19%	86.53%	100.00%	
Maple Ridge	10.81%	5.37%	83.83%	100.00%	
Totals	15.95%	4.84%	79.21%	100.00%	

*Lion's Bay is included with West Vancouver
* North Vancouver includes both the District and City
* Pitt Meadows included in Port Moody

Table 13
Condominium survey results

	Full sample Metropolitan	Tenant-occupied Metropolitan	Vancouver City only tenant-occupied	Balance of metropolitan area tenant-occupied
Projects included	68	68	15	53
Total units	408	347	59	288
Percentage	100%	85.05%	14.46%	70.59%
Structure type				
apartment	267	232	59	173
row	141	115	0	115
Number of bedrooms				
0		10	0	10
1		70	19	51
2		153	37	116
3+		114	3	111
Monthly rents				
Bachelor		$565	n/a	$565
1 bedroom		$644	$733	$610
2 bedroom		$765	$804	$752
3+ bedroom		$902	$843	$904
Overall average		$780	$783	$779
Monthly rents: Row only	CMHC Survey October, 1990			
Bachelor	n/a	$740*	n/a	$740*
1 bedroom	n/a	$800*	n/a	$800*
2 bedroom	$798	$835	n/a	$835
3+ bedroom	$896	$909	n/a	$909
Overall average		$883	n/a	$883
Monthly rents: Apartments				
Bachelor	$472	$507*	n/a	$507*
1 bedroom	$566	$634	$733	$595
2 bedroom	$751	$748	$804	$724
3+ bedroom	$876	$886	$843*	$890
Overall average		$728	$783	$710

* indicates fewer than 5 units surveyed.
Source: Field survey conducted December, 1990 and January, 1991.

Table 14
Condominium survey results
Expenses included in rents

	Percentage of metropolitan	Tenant-occupied Metropolitan	Vancouver City only tenant-occupied	Balance of metropolitan area tenant-occupied
Projects included	100%	68	15	53
Total units	100%	347	59	288
Included in the rent?				
Heat		Totals		
No	60.2%	209	23	186
Yes	39.8%	138	36	102
Light				
No	87.9%	305	48	257
Yes	12.1%	42	11	31
			59	
Parking				
No	7.5%	26	9	17
Yes	92.5%	321	50	271
Cable				
No	87.0%	302	59	243
Yes	13.0%	45	0	45
Water				
No	41.5%	144	21	123
Yes	58.5%	203	38	165
Common area fees				
No	2.9%	10	4	6
Yes	97.1%	337	55	282

Source: Field survey conducted December, 1990 and January, 1991.